

RECEIVED: 31 March, 2006

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 47 Sudbury Court Drive, Harrow, HA1 3ST

PROPOSAL: Erection of front porch, part single and two storey side extension, two storey rear extension, and installation of 1 front rooflight, 1 rear rooflight and 1 rooflight at either side of dwellinghouse.

APPLICANT: Mr Sunil Popat

CONTACT: TECON Ltd

PLAN NO'S:

- 4039 P 01 - Location Plan received on 31/3/2006;
- 4039 P 02A - Existing Floor Plans received on 17/5/2006;
- 4039 P 03A - Existing Elevation Plans received on 17/5/2006;
- 4039 P 04D - Proposed Floor Plans received on 11/7/2006;
- 4039 P 05C - Proposed Second Floor and Roof Plans received on 11/7/2006;
- 4039 P 06D - Proposed Elevation Plans received on 11/7/2006;
- 4039 P 07B - Site Layout Plan received on 17/5/2006 and
- 4039 P 08A - Proposed Front Garden Plan received on 17/5/2006

RECOMMENDATION

Approval

EXISTING

A two-storey prominent corner detached house with an original open style front porch, two-storey and part single storey original rear extension, single storey side extension incorporating a side garage and store behind and a rear conservatory, situated on the north side of Sudbury Court Drive at the junction with Littleton Road. It should be noted that the property in the adopted Unitary Development Plan 2004 is not located within an Area of Distinctive Residential Character. However, it abuts Littleton Road which is located within an Area of Distinctive Residential Character.

PROPOSAL

Since its original submission the proposal has been amended. The revised plans now delete the originally proposed rear dormer window and erection of outbuilding at the bottom of the rear garden area from the scheme. The ridgeline of proposed two-storey extension originally set in line with is now set below the ridgeline of the original house. The depth of the originally proposed two-storey rear has now been reduced by 300mm to align the rear extension with the existing rear building line of the neighbouring house at No. 49 Sudbury Court Drive. The originally proposed (3.5m wide) ground floor side extension set-in 250mm from the side boundary is now been reduced to 2.74m in width to provide an increased set-in of 1m from the side boundary. In addition to 3 rooflights (i.e. one on the front and one on either side of the side roof elevation of the dwellinghouse) that had been proposed in the original plans, one further roof light is now proposed in the rear roofspace of the dwellinghouse to provide adequate light to the proposed en-suite bedroom in the roofspace. The originally proposed pitched roof over front part of the ground floor side extension (not covered by the two-storey side extension) is now replaced by a flat roof with a parapet. The original side elevation facing Littleton Road which has no windows would now have 3 small windows at first floor level incorporating variation in the brickwork design to create a little more interesting façade on Littleton Road

frontage.

The revised proposal now involves the following:

1. Demolition of an existing single storey side extension and rear conservatory.
2. Erection of (2.74m wide) two-storey side extension set-in 1m from the side boundary with ground and first floor side extension set-back 250mm and 2.3m respectively from the front main building line of the house.
3. Erection of two-storey rear extension projecting 3.6m on the side adjoining Littleton Road. However, on the side adjoining No. 49 Sudbury Court Drive, it would project 1.7m and 2.7m at ground and first floor respectively. The two-storey side and rear extension would provide an extended family room, living room and kitchen on the ground floor and two bedrooms and dresser on the first floor .
4. Installation of 4 rooflights (i.e. one on each roof plane of the dwellinghouse) to provide light into the proposed en-suite bedroom in the roofspace.
5. Alterations to the front garden area to create part soft landscaped and part hardsurfaced area to provide 2 off-street parking spaces.

HISTORY

- 13/03/2006 Demolition of existing extensions and erection of part single-storey and two-storey side and two-storey rear extension, rear dormer window extension and installation of two side rooflights to dwellinghouse and erection of detached garage at bottom of garden with vehicular access provided off Littleton Drive – Withdrawn (Ref:06/0899)
- 06/09/1973 Erection of two-storey and single storey rear extensions – Approved (Ref: E1808 5166)
- 15/04/1953 House and Garage – Approved (Ref: 20166 3152)

POLICY CONSIDERATIONS

The following are the policy issues that should be considered:

1. Whether the proposal in terms of its size, siting and design would be in compliance with the Council's design guidance and in keeping with the character and appearance of the original house and the streetscene.
2. Impact on the amenities of the neighbouring occupiers.
3. Provision for off-street parking.

Policy Context

Adopted Unitary Development Plan 2004

BE2 - Design should have regard to the local context, making a positive contribution to the character of the area. Account should be taken of existing landform and natural features, the need to improve the quality of existing urban spaces, materials and townscape features that contribute favourably to the area's character. Proposals should not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Areas of Distinctive Residential Character. Application of these criteria should not preclude the sensitive introduction of innovative contemporary designs.

BE7 - High quality of design and materials required for the street environment. In existing residential areas, the excessive infilling of space between buildings and between buildings and the road, the hardsurfacing of more than half of the front garden area and forecourt parking detracting from the streetscene or setting of the property or creates a road/pedestrian safety problem, will be resisted.

BE9 - Creative and high-quality design solutions (for extensions) specific to site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or townscape location, respect, whilst not necessarily replicating, the positive local design characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevations which address the street at ground level with well proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of

users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.

H21 - Domestic extensions should respect the amenity, privacy, daylight and sunlight of adjoining properties, as well as, complement the character, general scale and appearance of the existing house and the local streetscene. Adequate amenity space and garden depth for the original house must be maintained.

TRN23 – Residential developments should not provide more parking than the levels as listed in standard PS14 for the type of housing, with its maximum assigned parking levels.

PS14 - Relates to "Parking Standards for Residential Development".

Brent Supplementary Planning Guidance

SPG 5 “Altering and Extending Your Home” adopted 31st October 2001

Provides comprehensive and detailed design guidance for extensions to residential properties and seeks to raise the design quality of extensions, protect the character of properties and streets and balance the presumption in favour of development against the impact of proposals on the amenities of surrounding properties.

It is normally required that side extensions should not be wider than the internal measurement of the front room of the original house. Side extensions will normally be allowed to be built up to the common boundary provided there is no loss of light to side windows serving as primary source of light to habitable rooms in the adjoining properties. All the roof/guttering must be carried out entirely within the application site.

Two-Storey Side Extensions

It is normally required that two- storey side extensions should be of a size, shape and height that complement rather than dominate the house and should not be wider than the internal measurement of the front room of the original house.

A set-in and/or set back are required from the main front wall to prevent the infilling of gaps between buildings.

Any first floor side extension must be set back by 2.5 metres from the main front wall of the house. At ground floor level an extension may be flush with the main wall of the house (Not the front bay or porch) if there is an existing side extension or garage which is already flush with the main wall of the house. Any guttering must be within the side boundary.

A reduced set back of 1.5 metres may be permitted if a set in from the joint boundary of at least 1.0 metres can be achieved. Two storey side extensions to corner properties must have a 1.5m set-back. At ground floor level an extension may be flush with the main wall of the house (Not the front bay or porch) if you have an existing side extension or garage which is already flush with the main wall of the house.

A corner property on a road junction has an open character (where the corner houses have a gap of more than 5m between their side wall and their garden boundary wall or fence) then a two storey side extension must be set in 2m from the boundary. If there is an angled boundary then an average set in of at least 2m from the boundary to the side wall will be sought. At other road junctions where the character is not as open a 1m set in from the boundary will be required.

The roof should match the pitched angle and materials used on the main roof of the house. The ridgeline of the new extension should be set below the ridgeline of the original house to reduce its visual impact. Extension features like doors and windows should have similar proportions and be constructed in the same materials to the other windows of the house.

Single Storey Rear Extension

A single storey rear extension to detached dwellinghouse should not normally project to a depth in excess of 3.5 metres, except where there is an existing extension to a neighbouring property, which would justify this exception.

Two-Storey Rear Extension

Two-storey rear extensions should be designed to respect the character and size of the house and need to be particularly careful with the design of the extension, especially if the house is a corner property as it is likely to be visible from the street.

The depth of any two-storey rear extension is restricted to half the distance between the side wall and middle of both the neighbours nearest habitable-room window (this includes kitchens but excludes bathrooms, storage cupboards etc). This rule ensures that the loss of amenity and light to the neighbouring properties is kept within reasonable limits. Where there is a flank wall window which provides the sole light to a habitable room (including kitchens) any loss of light to this room will be taken into account.

The ridgeline of two-storey extensions should normally be set below the ridgeline of the original house to keep the roof of the existing house dominant over the roof of the extension. The design, shape and materials of the roof must complement the character of the original roof. Every effort to retain roof features should be made.

Extension features like doors and windows should have similar proportions and be constructed in the same materials as the other windows of the house and care is required in the positioning of windows and doors. The inclusion of windows in the side-walls of extensions is not permitted.

Roof lights

The number and size of roof lights must not dominate any roof plane. No more than two roof lights will be permitted on the road facing roof slope. Roof lights should be positioned to respect the arrangement of windows/doors below. Roof lights should be designed and installed to have the minimum projection from the roof plane.

Porches and Canopies

If you propose to build a porch or canopy the design should take into account the most appropriate position, size, shape and height that will complement the design of your home. In most cases the porch should not project or connect to a bay window or garage.

Parking in Front Gardens

Creating a parking space in your front garden is acceptable if the following requirements can be met:

- The distance from the back edge of the public footpath to the front wall of your house is at least 5m so that your car does not overhang the pavement.
- The design of your front garden maintains a 50% / 50% balance between the soft and hard landscaping.
- The position of the drive or parking space will not have a significant negative impact on the street, your neighbour, your garden and your house.
- The hardstanding surface is constructed is high quality materials.
- Parking spaces do not block the main entrance door.
- A front boundary is provided to prevent vehicles crossing the pavement access to any other part of your front garden other than from the driveway.

CONSULTATION

The following have been consulted on the original and re-consulted on the revised proposal:

- Nos. 30, 32, 34, 36, 38, 43, 45, 47 & 49 Littleton Road,
- Nos. 43, 45, 47, 49, and 51 Sudbury Court Drive and
- Sudbury Court Residents' Association

Original Proposal

In total 3 letters of objections (from No. 32 & 49 Littleton Road and the Sudbury Court Residents' Association) have been received.

32 Littleton Road – has objections to the proposal on the grounds of garden shed being too big which would be an eyesore and that it may be used for habitation than for storing garden tools etc.

49 Littleton Road - has no objections to the proposed extension to the house provided the rear dormer is not intrusive and does not affect their privacy given that the application site and road level is higher than No. 49 and other neighbouring properties in Littleton Road. The plans for the proposed garden shed gives no indication of any exit, its location may require removal of mature trees and other plants which abuts the side of the front garden of No. 49 Littleton Road, the large roof of the shed would be visible from Littleton Road due to it being on a higher ground level and would not be conducive to the low density style of Littleton Road and neighbouring houses. It is suggested that the outbuilding should be sited a reasonable distance from the boundary fence adjoining No. 49 Littleton Road and/or a reduction in height to the top of the pitched roof. The plans do not indicate whether the existing boundary wall along Littleton Road is to be retained.

Sudbury Court Residents' Association – raises objections to the proposal on the grounds that the property is located within an Area of Distinctive Residential Character and that a major improvement ought to blend in with the other neighbouring properties. It is unclear as to why the applicant has made changes. The proposal would result in the loss of an existing garage and it should be re-instated in the development.

Transportation – As there will be sufficient parking for the dwellinghouse within the existing hardstanding and the forecourt using the present access, the application can be supported on the transportation grounds.

Revised Proposal

2 letters of objections (from No. 49 Littleton Road and the Sudbury Court Residents Association) have been received.

49 Littleton Road – has objections to the revised proposal on the same grounds as those stated above for the original proposal.

Sudbury Court Residents' Association – has objections to the revised proposal on the grounds of the double garage at the end of the garden being too long and too close to the site boundary. It should be noted that as the revised plans have no proposal to build any outbuilding/garage at the bottom of their rear garden, the objections raised to the outbuilding/garage is not relevant in this instance. It also raises a question as to whether the proposed front roof light is necessary. It states that bedroom No. 2 is over-large and suggests that the dressing room be made a 4th bedroom and reduces the need for another bedroom within roofspace.

REMARKS

The revised scheme is assessed against the Council's policies and standards as follows:

Two-Storey Side Extension

The proposed (2.74m wide) two-storey side extension being no wider than (3.6m) the internal measurement of the front room of the original house with the ground and first floor side extension set-back 250mm and 2.3m respectively from the front main building line of the house and being a corner house (located at a less open character junction) is set-in 1m from the corner side boundary adjoining Littleton Road would comply with the Council's Supplementary Planning Guidance (SPG) 5 standards relating to "Altering and Extending Your Home". It should be noted that this corner dwellinghouse has less than 5m space (i.e. it has 3.7m space) between the side wall of the original house and boundary adjoining Littleton Road and therefore in accordance with the Council's SPG 5 standards it is not considered to be a corner property with an open character and therefore a minimum of 1m set-in from the side boundary is required.

The ridge of the new two-storey side extension is now set below the ridgeline of the original house as set out in the SPG 5 standards. The proposed two-storey side extension with proposed set-in of 1m from the side boundary and set back of 250mm and 2.3 respectively at ground and first floor from the front main building line of the house would allow the extension to appear subsidiary to the original dwellinghouse.

The proposal is also to replace all the existing windows to the house with a window design to match the neighbouring house at No. 49 Sudbury Court Drive which was approved by the Members at the Planning Committee on 9/4/2003 under planning application ref: 03/0230. The proposed new replacement windows in terms of their size, siting and design would improve the appearance of the original house and are considered to be acceptable. It should be noted that in this instance replacement of windows to the dwellinghouse can be carried out under permitted development for which planning permission is not required. The proposed extension would have the windows to match the proposed new replacement windows to the dwellinghouse to allow the extension to be in keeping with the character and appearance of the house.

Two-Storey Rear Extension

The proposed two-storey rear extension on the side adjoining Littleton Road would project 3.6m and on the side adjoining No. 49 Sudbury Court Drive would project 1.7m on the ground and 2.7m at first floor level from the original rear projection building line of the dwellinghouse. The proposed two-storey rear extension set in line with the rear building line of the existing two-storey rear extension at No. 49 Sudbury Court Drive would comply with the Council's 2:1 guideline as set out in SPG 5.

Rooflights

The application proposes one roof light (0.9m x 0.7m) on each roof plane of the dwellinghouse to provide light into the proposed en-suite bedroom in the roofspace. The front rooflight would be marginally smaller (i.e. 0.9m x 0.6m) than all the other rooflights to the dwellinghouse. However, all rooflights would comply with the Council's SPG 5 standards in that they are considered to be appropriately positioned within the roof profile of the dwellinghouse and in terms of their size and numbers are not considered to dominate any roof plane of the property and are therefore considered to be acceptable. It should be noted that in this instance a creation of room in roofspace via internal alterations together with installation of rooflights to the dwellinghouse can be carried out as permitted development for which planning permission is not required.

Front Porch

The property currently has an open style front porch which brick pillar on one side and flat roof canopy above - linked to the top part of the ground floor front bay window. The proposal is to enclose the existing (0.9m deep x 3.1m wide x 2.8m high) open front porch area by the erection of a new supporting brick pillar/wall on the side of bay window and glazed doors and windows to match the proposed new windows to the house to create an independent style front porch. The proposed external alterations to the existing porch appear to be in keeping with the character and appearance of the original house and are therefore considered to be acceptable. It should be noted that enclosure of the existing front porch can be carried out as permitted development for which planning permission is not required.

Parking Provision

The proposal would result in loss of existing side garage as no replacement garage would be provided in the extension. It would also enlarge the existing 3-bedroom to 4/5 bedroom dwellinghouse which according to the Council's Car Parking Standards set-out in the adopted Unitary Development Plan 2004 would need to provide up to 2 off-street car parking spaces.

The proposal is to provide 2 off-street parking spaces in approximately in the front garden 12m wide x 9m long using the existing vehicular access off Sudbury Court Drive. The proposal therefore would therefore satisfy the Council's 2 off-street parking requirements for the dwellinghouse and is supported on the transportation grounds.

Alterations to the Front Garden

The front garden of the house is approximately (12m wide x 9m long) is enclosed by small brick boundary wall on all sides. The front garden is also covered by part soft landscaping and has part hardstanding area that provides a path leading to the house and a drive-way to the side garage. The proposal is to increase the existing soft landscaped area to achieve 50 percent balance between soft landscaping and hardstanding area in the frontage and would lead to an improvement on the current situation and comply with the Council's "Parking in Front Gardens" standards set out in the SPG 5. The proposal is therefore considered to be acceptable.

Comments on Objections Raised

The proposal relates to a corner house situated at the junction Sudbury Court Drive and Littleton Road. With, the bulk of the two-storey side and rear extension taking place on the side adjoining Littleton Road which separates the site from No. 45 Sudbury Court Drive by a significant distance, this neighbouring property is not considered to be adversely affected by the proposal.

On the east side, No. 49 Sudbury Court Drive is a detached house with single and two-storey side and rear extension and with no windows in the side elevation. The proposed two-storey rear extension on the side adjoining No. 49 Sudbury Court Drive aligning with the rear building line of this neighbouring house and

complying with the Council's 2:1 guideline as set out in SPG 5, is not considered to have any detrimental impact on the amenities of the occupiers of No. 49 Sudbury Court Drive. It should be noted that no objections to the proposal have been received by neighbouring No. 45 and 49 Sudbury Court Drive.

The property in the adopted Unitary Development Plan is not located within an Area of Distinctive Residential Character as suggested by the Sudbury Court Residents' Association. However, the adjoining Littleton Road (at the rear of the application site) is located within an Area of Distinctive Residential Character. The objections received to the proposal are from 49 Littleton Road located adjacent to the rear garden of the application property and No. 32 Littleton Road –located opposite No. 49 Littleton Road and the Sudbury Court Residents' Association. The objections raised mainly relate to rear dormer window and construction of any outbuilding/shed/garage at the bottom of the rear garden area of the application site. To address these objections, the revised plans which have been significantly amended now delete the originally proposed rear dormer window and outbuilding at the bottom of the rear garden of the application site from the scheme. The revised plans therefore now address all the objections relating to rear dormer window and outbuilding.

The proposal would result in the loss of existing side garage. However, as it would satisfy the Council's 2 off-street parking requirements for the proposed dwellinghouse in the front garden of the property using the existing vehicular access; it is considered to be acceptable on transportation grounds.

The property in relation to houses in Littleton Road is on an elevated position. However, the proposal would retain a 20m long rear garden to maintain adequate privacy and outlook between No. 49 Littleton Road. It should also be noted that there are a number of trees in the rear garden of the application property which are positioned along the rear and side boundary adjoining Littleton Road and offers/provide adequate privacy and screen between the street view and houses in Littleton Road. The proposed development therefore would not appear so prominent from the street view and houses in Littleton Road. There are no indications on the plans to alter the existing boundary wall along Littleton Road frontage and therefore it can be assumed that this boundary wall would remain.

The revised proposal now addresses all the relevant planning issues raised by the objectors and in complying with the Council's adopted policies and standards designed to minimise the impact on the amenities of the neighbouring occupiers and allow the development to be in keeping with the character and appearance of the original house and the streetscene of the area is now recommended for approval subject to the conditions set out below:

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent's Unitary Development Plan 2004

Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith, prior to occupation of the extension.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (3) Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced and the development shall be carried out in accordance with these approved details.

Reason: To ensure that the material finishes respect the character and appearance of the dwellinghouse in accordance with the Council's policies BE2, BE9 and H21 in the adopted Unitary Development Plan 2004.

- (4) The extension hereby approved shall be used solely in connection with the existing property as a dwellinghouse.

Reason: To ensure that the premises are not sub-divided or used for multiple occupation without the prior written permission of the Local Planning Authority.

- (5) Notwithstanding the provisions of the Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 no windows or glazed doors (other than any shown in the approved plan) shall be constructed in the flank wall of the building as extended without the prior written consent of the Local Planning Authority.

Reason: To minimise interference with the privacy of the adjoining occupiers and in the interests of good neighbourliness.

- (6) Notwithstanding the plans hereby submitted and approved, further details of the proposed hard and soft landscaping works (including plant species, size, densities, access gates and hardsurfacing materials) shall be submitted to and approved in writing by the Local Planning Authority before any works commence on site. The approved hard landscape works shall be completed soon after the completion of the development hereby approved and the approved soft landscaping shall be completed within the first planting season following completion of the development hereby approved and if within 5 years of planting any trees or shrubs die, are removed or become seriously damaged or diseased they shall be replaced with others of the same species and size and in the same position, except with the prior written permission of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with the Council's policies BE2, BE6, and BE7 in the adopted Unitary Development Plan 2004.

INFORMATIVES:

- (1) The applicant must ensure that the treatment/finishing of flank walls can be implemented, before work commences, as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

REFERENCE DOCUMENTS:

1. Adopted Unitary Development Plan 2004.
2. Supplementary Planning Guidance 5 relating to "Altering and Extending Your Home"
3. Objections Letters from neighbouring No. 32 and 49 Littleton Road and the Sudbury Court Residents' Association.

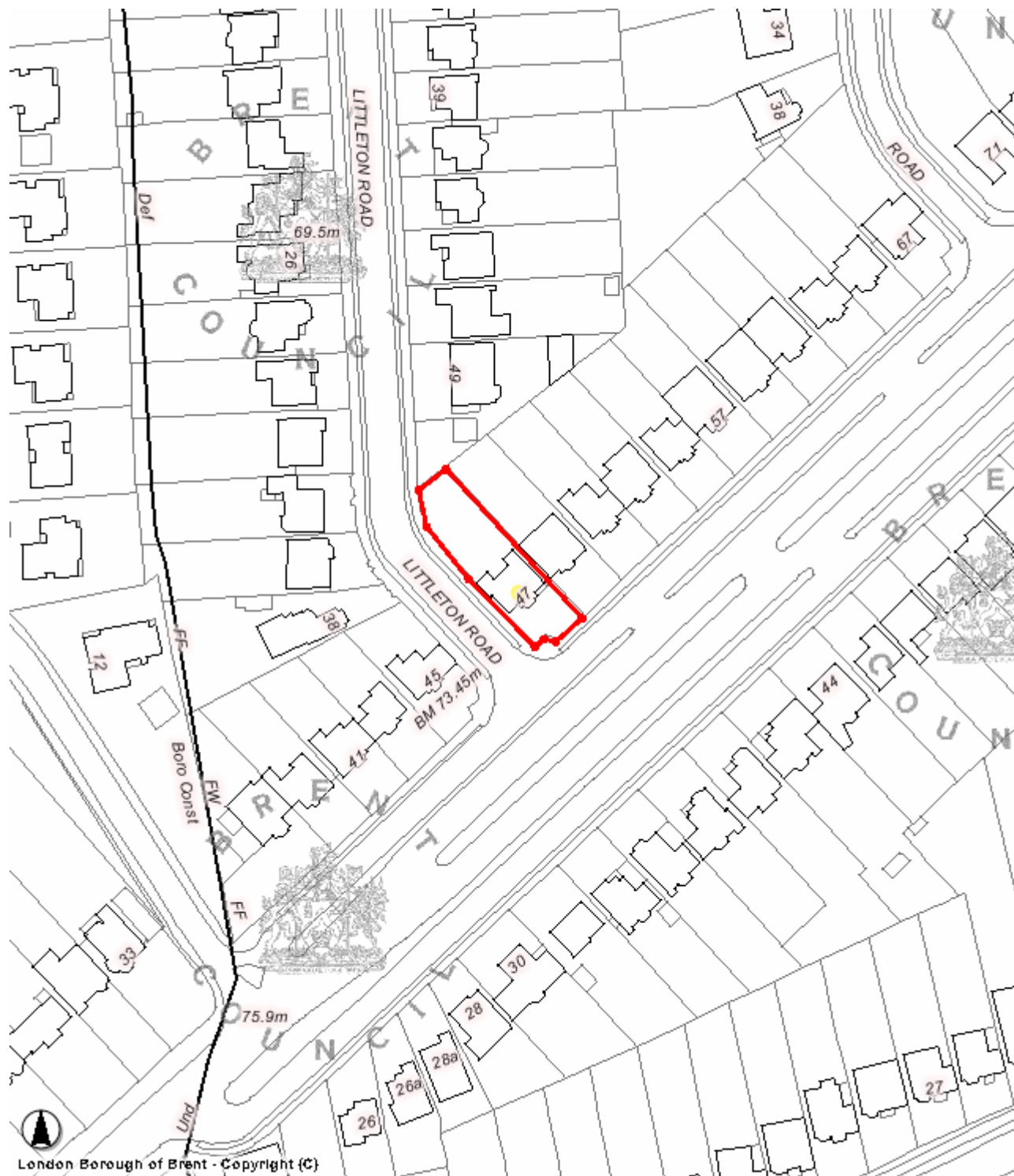
Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



Planning Committee Map

Site address: 47 Sudbury Court Drive, Harrow, HA1 3ST

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Officer © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)
This map is indicative only.

